



# Pricing & Transparency Overview

At HBR Rentals, we combine local expertise with operational excellence to protect your investment and maximize returns. Managing a rental property involves more than collecting rent; we’re upfront about the cost of doing it well.

## Gold Property Management Plan

| Plan Type | Standard Pricing   | Description                                      |
|-----------|--------------------|--|
| Gold Plan | 8% of monthly rent | Full-service management, rent collection & more. |

## Additional Costs to Expect

| Service  | Fee                       | Notes  |
|--|---------------------------|--|
| Initial Property Condition Report                            | \$300                     | Report to determine rent ready work needed before starting marketing. *\$150 will be reimbursed upon moving forward with Management Services |
| Marketing Charge (Vacant) Full Service and Placement Service | 50% of first month’s rent | Covers advertising, professional photography, and scheduling showings, lease document preparations   |
| Lease Renewal  | \$199                     | Charged only if the resident renews for 6+ months.   |





|                                     |  |   |
|-------------------------------------|--|---|
| Owner's Insurance Surcharge         | \$24.95/month                                | Waived if HBR Rentals is listed as an "additional insured."                       |
| Move-Out Inspection Report          | Included                                     | In compliance with CA law to document condition of home.                          |
| Early Termination Fee               | \$0 before lease / \$1000 after lease signed | Applies if an agreement is terminated mid-lease.                                  |
| Utility Management (MH only)        | Included for Mountain House owners           | Coordination and payment of utilities during vacancies.                           |
| Vacant Property Management Fee      | \$50   | While your property is vacant and HBR is actively marketing and managing showings |
| Property Inspection                 | \$75   | One inspection at the time of Lease Renewal review                                |
| Tenant Damage Protection (Optional) | Quoted on request                            | Covers accidental damage beyond the deposit.                                      |
| Eviction Assurance (Optional)       | Quoted on request                            | Available as an add-on service.   |



## Why Transparent Pricing Matters

Managing a property comes with actual operating costs; we never hide them behind vague terms or inflated markups. Here's where your monthly fee goes:

- Coordinating repairs and scheduling vendors
- Handling resident relations and lease compliance
- Performing biannual inspections with photo reports
- Processing rent collection and owner disbursements
- Ensuring legal and fair housing compliance
- Responding to emergencies and after-hours calls
- Maintaining documentation and record-keeping for audits/taxes

**With HBR Rentals, you're not just hiring a manager — you're partnering with a professional operations team committed to protecting your asset and peace of mind.**

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## ACH & Payment Info

We collect management fees **only after we've secured a resident, and rent is collected.** Your bank information is required **solely for direct deposit purposes** — we do not pull funds or charge fees in advance.

**Disbursement Timing:** Owner funds are disbursed **on or before the 15th of every month**, allowing time for rent to clear, expenses to be processed, and accurate monthly statements to be finalized.